027.0	0003	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,300 /	812,300
					USE VALUE:	812,300 /	812,300
					ASSESSED:	812,300 /	812,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90	-92	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARBER JAMES J
Owner 2:	
Owner 3:	
Street 1:	90-92 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KUZOIAN NAOMI K -
Owner 2:	-
Street 1:	148 MESHANTICUT VALLEY PKWY
Twn/City:	CRANSTON
St/Prov:	RI Cntry:
Postal:	02920

NARRATIVE DESCRIPTION

This parcel contains 4,279 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4279.000	417,500		394,800	812,300
Total Card	0.098	417,500		394,800	812,300
Total Parcel	0.098	417,500		394,800	812,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.23 | /Parcel: 369.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18581
GIS Ref
GIS Ref
Insp Date 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	417,700	0	4,279.	394,800	812,500	812,500	Year End Roll	12/18/2019
2019	104	FV	324,300	0	4,279.	419,500	743,800	743,800	Year End Roll	1/3/2019
2018	104	FV	324,300	0	4,279.	306,000	630,300	630,300	Year End Roll	12/20/2017
2017	104	FV	303,900	0	4,279.	266,500	570,400	570,400	Year End Roll	1/3/2017
2016	104	FV	303,900	0	4,279.	227,000	530,900	530,900	Year End	1/4/2016
2015	104	FV	270,400	0	4,279.	222,100	492,500	492,500	Year End Roll	12/11/2014
2014	104	FV	270,400	0	4,279.	182,600	453,000	453,000	Year End Roll	12/16/2013
2013	104	FV	281,500	0	4,279.	173,700	455,200	455,200		12/13/2012

!2260!

PRINT

Date	Time
12/10/20	17:42:52

LAST REV

Date	Time
04/02/19	14:14:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2260

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUZOIAN NAOMI K	51848-38		10/30/2008	Family	450,000	No	No		
	12390-177		3/6/1973			No	No		N

USER DEFINED

Prior Id # 1:	18581
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2007	247	Porch	4,000					REBUILD FR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
10/1/1999	Meas/Inspect	267	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4279		Sq. Ft.	Site		0	80.	1.15	1			Med. Tr	-10					394,827						394,800	

Total AC/HA: 0.09823 | Total SF/SM: 4279 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 394,827 | Spl Credit | Total: 394,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.97757620
Adj $ / SQ:	187.339
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605108
Depreciation:	187584
Depreciated Total:	417525

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

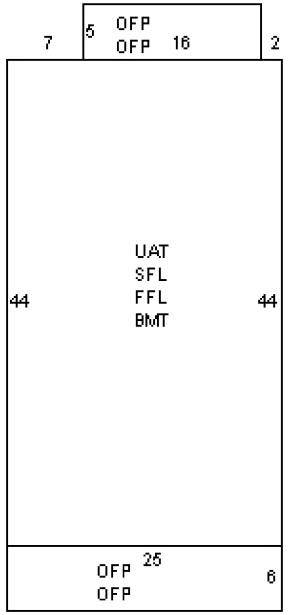
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.34
Special Features:	0	Val/Su Net:	103.47
Final Total:	417500	Val/Su SzAd	189.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.200	61,822
FFL	First Floor	1,100	187.340	206,073
SFL	Second Floor	1,100	187.340	206,073
OFP	Open Porch	460	19.640	9,033
UAT	Upper Attic	275	74.940	20,607

Net Sketched Area:	4,035			Total:	503,608
Size Ad	2200	Gross Are	4860	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	